

**Eminent Domain Appraisal Review**  
**FBKS - Steese-Johansen Expsrswys Interchange 0002337 / Z607320000**  
**Att 2 to RFP 25-23-1-053 - Bid Sheet**

Report	Owner(s)	Acquisition Parcels		Parent Parcels					Costs & Timelines for Appraisal Reviews		
		Parcel #	Area (sf)	Property Description	Property Street Address	Parcel Notes	Listed "Before" Size (sf)	Full/ Partial	(1st) DOT&PF Appraisal Desk Review Estimated Cost	Estimated Field Review (Travel) Adjustment (if needed & authorized)	Hourly Consulting Fee (if needed outside review)
A1	Ralph C Seekins dba C&S Enerprises	1	25,613	Tract C Malja Sub, Plat 87-129	1625 Seekins Ford Dr	Seekins Ford	435,382	Partial	\$		
		TCE1	3,012						\$		
A2	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints	2A & 2B	5,678	Tract B-1 Lazelle Est North 2019-84	NHN Lazelle Rd	Vacant	92,783	Partial	\$		
A3	Shannon Park Baptist Church	3	10,831	(TL-106) Ptn NW 1/4 Sec 1 T1S R1W FM	407 Lazelle Rd	Shannon Park Baptist Church	87,425	Partial	\$		
		TCE3	1,305						\$		
A4	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints	4	100,493	L1 Northern Sub. 84-151	403 Lazelle Rd	Church of Jesus Christ of Latter-Day Saints	118,875	Partial	\$		
A5	Shannon Park Baptist Church	5	1,968	(TL-107) Ptn NW 1/4 Sec 1 T1S R1W FM	407 Lazelle Rd	Shannon Park Baptist Church	17,646	Partial	\$		
A6	City of Fairbanks	6	4,364	Tract A-1 Lazelle Est North 2016-44	NHN D St		543,803	Partial	\$		
		TCE6	2,069						\$		
A7	Birch Hill Cemetery Association	7A, 7B, & 7C	10,711	Tract B Birch Hill Cemetery 1st Addn 2009-110	92 City Lights Blvd	Birch Hill Cemetery	1,382,246	Partial	\$		
A8	A.A. Zimmerman	8	1,710	(TL-105) Ptn L4 Sec 1 T1S R1W FM	NHN Lazelle Rd		7,760	Partial	\$		
A9	North Side Investors Limited Partnership	9A & 9B	289,326	Tract D-1-A Northside Business Park 4th Addn 2021-23	524 Harold Bentley Ave / 1369 Northside Blvd		3,509,324	Partial	\$		
		TCE9	260,227						\$		
A10	Hans Axlesson & Henrik Wessel	10	18,564	(TL-3509) Ptn E1/2 of S1/4 Sec 35 T1N R1W	NHN Farmers Loop	Vacant	1,272,562	Partial	\$		
WV11	Sourdough Fuel Inc	TCE11	688	TL-3609 Sec 36 T1N R1W	245 Farmers Loop	Sourdough Fuel	80,586	Partial	\$		
WV12	Kenny & Kimberly Kelsch	TCE12	803	L1B B5 Fairhill 1st Addn 2002-43	255 Farmers Loop		87,120	Partial	\$		

**Totals:** 19 parcels in 10 Appraisal Reports and 2 Waiver Valuations, 10 owners

**Appraiser:** Chris Guinn & Connie Horton/ Street, Guinn Appraisers

**Appraisal Contract Began:** 11 April 2023

**Appraisal Contract Schedule:** <60 days

**ROW Preliminary Planset Last Updated:** 3 February 2023

\$	\$	\$ /h
\$		
_____ business days from receipt of Appraisals & Waiver Valuations		
Preparer's Signature and Date		